

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**PANTHER TRAILS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Panther Trails Community Development District was held on **Thursday, August 11, 2016 at 5:30 p.m.** at the Carriage Pointe Clubhouse, located at 11796 Ekker Road, Gibsonton, FL 33534.

Present and constituting a quorum:

Carrie Macsuga	Board Supervisor, Chairman
Jennifer Murray	Board Supervisors, Vice Chairman
Patrick Maher	Board Supervisor, Assistant Secretary
Judy Mitchell	Board Supervisor, Assistant Secretary

Also present were:

Sandy Oram	District Manager, Rizzetta & Co., Inc.
John Crawford	Field Services Manager, Rizzetta & Co., Inc.
Robbie Cox	Representative, MBS Capital Markets
Ronny Dunner	Representative, Clubhouse Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Oram called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meeting held on June 9,
2016**

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on June 9, 2016 as presented for Panther Trails Community Development District.
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FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Special Meeting held on July 14, 2016

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Special Meeting held on July 14, 2016 as presented for Panther Trails Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for May 2016

Ms. Oram presented the operation and maintenance expenditures for May 2016.

On a Motion by Ms. Murray, seconded by Ms. Macsuga, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for May 2016 (\$36,860.94) for Panther Trails Community Development District.

SIXTH ORDER OF BUSINESS

Presentation by MBS Capital Markets

Mr. Cox gave the Board a presentation regarding the bond refinancing. Discussion ensued. Mr. Cox will give the Board an update at their next meeting.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors authorized District staff to advertise for a special meeting regarding the bond refinancing to be held on August 23, 2016 at 5:30 p.m. for Panther Trails Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Qualifications Received for District Engineering Services

Ms. Oram stated that the District received one response for the request for qualifications for District Engineering Services. The Board reviewed and discussed Cardno's qualifications.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors authorized District staff to enter into contract negotiations with Cardno for the District's Engineering Services for Panther Trails Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2016-02, Declaring Vacant Seats on the Board

Ms. Oram presented and reviewed Resolution 2016-02, Declaring Vacant Seats on the Board. She stated that no one qualified for seats #4 and #5 for the general election and qualified electors would need to be appointed to the vacant seats within 90 days after the election.

Discussion ensued regarding sending out an email blast to the residents regarding the vacant seats and instructing them to send resumes to District management if they are interested.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor the Board of Supervisors approved Resolution 2016-02, Declaring Vacant Seats on the Board (Seats #4 and #5) for Panther Trails Community Development District.

NINTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2016/2017
Final Budget**

Ms. Oram asked for a motion to open the public hearing on the fiscal year 2016/2017 final budget.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors opened the Public Hearing on the Fiscal Year 2016/2017 Final Budget for Panther Trails Community Development District.

Ms. Oram presented and reviewed the fiscal year 2016/2017 final budget. There were no changes to the budget.

Ms. Oram asked for a motion to close the public hearing on the fiscal year 2016/2017 final budget.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors closed the Public Hearing on the Fiscal Year 2016/2017 Final Budget for Panther Trails Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-03,
Adopting Fiscal Year 2016/2017 Final
Budget**

Ms. Oram presented and reviewed the Resolution 2016-03, Adopting Fiscal Year 2016/2017 Final Budget.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved Resolution 2016-03, Adopting Fiscal Year 2016/2017 Final Budget as presented for Panther Trails Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-04,
Imposing Special Assessments and
Certifying an Assessment Roll**

Ms. Oram presented and reviewed the Resolution 2016-04, Imposing Special Assessments and Certifying an Assessment Roll.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved Resolution 2016-04, Imposing Special Assessments and Certifying an Assessment Roll as presented for Panther Trails Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2016-05,
Setting the Meeting Schedule for Fiscal
Year 2016/2017**

Ms. Oram presented and reviewed the Resolution 2016-05, Setting the Meeting Schedule for Fiscal Year 2016/2017.

On a Motion by Ms. Mitchell, seconded by Mr. Maher, with all in favor, the Board of Supervisors approved Resolution 2016-05, Setting the Meeting Schedule for Fiscal Year 2016/2017 as presented for Panther Trails Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Presentation of Unaudited Financial
Statements**

Ms. Oram presented the Unaudited Financial Statements for June 2016.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposals for Shed

Ms. Oram presented and reviewed the proposals for a shed. Discussion ensued regarding purchasing the shed and setting up a cost share agreement with the HOA.

On a Motion by Ms. Macsuga, seconded by Mr. Maher, with all in favor, the Board of Supervisors approved Pope's Utility Buildings' proposal #1619 for a shed (\$2,899.00) for Panther Trails Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Proposal for Golf Car

Ms. Oram presented and reviewed Golf Cart Depot's proposal for a golf car. Discussion ensued regarding leasing the golf car and setting up a cost share agreement with the HOA. Ms. Oram stated that she would work with District Counsel on a cost share agreement.

On a Motion by Mr. Maher, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved Golf Cart Depot's proposal for a golf car (\$6,513.00) for Panther Trails Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Sunrise Landscape's
Proposals for Landscape Enhancements**

These items should be covered under the landscape maintenance warranty.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Sunrise Landscape's Proposal for Ekker Road Jasmine Relocation

This item should be covered under the landscape maintenance warranty.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Proposals tabled from the Board's May Meeting

Parking Area Maintenance Proposals

Ms. Oram presented and reviewed the proposals for the parking area maintenance. The Board requested that this proposal be given to the homebuilders.

Double Sided Banner Proposal

Ms. Oram presented and reviewed Impact Signs' proposal for the double sided banner. The Board decided to table this item until they could obtain further information from the Clubhouse Manager.

Pool Deck Lounge Chair Proposals

Ms. Oram presented and reviewed the proposals for the pool deck lounge chairs. The Board requested that Ms. Oram obtain additional proposals for different chair materials, i.e. wood and mesh.

Flooring Proposals for Clubhouse

Ms. Oram presented and reviewed the proposals for the flooring at the clubhouse.

<p>On a Motion by Ms. Macsuga, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved Exclusive Flooring Center's proposal for flooring at the clubhouse (\$8,864.89) for Panther Trails Community Development District.</p>
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NINETEENTH ORDER OF BUSINESS

Staff Reports

A. Presentation of Monthly Maintenance Reports

1. Pond Report – Josh McGarry

Mr. McGarry was not present. The Pond Maintenance Report dated June 30, 2016 was included in the meeting agenda for the Board's review.

2. Field Services Update – John Crawford

Mr. Crawford presented and reviewed his Field Inspection Report dated July 12, 2016.

B. District Counsel

Not present.

C. District Engineer

Not present.

D. Clubhouse Manager

Mr. Dunner presented the Clubhouse Reports for June and July 2016. Ms. Macsuga requested that the number of houses registered be broken out by phase.

E. District Manager

Ms. Oram reminded the Board that their next meeting was scheduled for October 13, 2016 at 5:30 p.m.

Ms. Oram presented her Action Items List.

Discussion ensued regarding a non-resident fee for the clubhouse. Ms. Oram stated that the Board would have to hold a public hearing to change and rules or fees for the amenities. The Board agreed to hold a public hearing to adopt the resolution to change the Policies and Procedures to allow non-residents to rent the amenity center.

Ms. Oram gave the Board an update on the District's vacant lot. She stated that there were no offers made and suggested running the ad one more time. Board agreed on a sale price of \$25,000.00 for the lot.

TWENTIETH ORDER OF BUSINESS

Supervisor Requests

Ms. Oram asked if there were any Supervisor requests. Discussion ensued regarding the HOA/CDD cooperative for security lights and possibly cameras for the overflow lot.

It was requested that the Hurricane Preparedness Plan be added to the website. Ms. Oram stated that she would check to see if there is a Plan in place at this time. If there isn't a Plan, she will ask Gregg Gruhl to prepare one for the Board's review at their next meeting.

TWENTY-FIRST ORDER OF BUSINESS

Adjournment

Ms. Oram stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Mr. Maher, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors adjourned the meeting at 7:50 p.m. for the Panther Trails Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman